

Amphenol

Amphenol Corporation

World Headquarters
358 Hall Avenue
P.O. Box 5030
Wallingford, CT 06492
Telephone (203) 265-8900

RECEIVED
JAN 06 1996
DIVISION FRONT OFFICE
Waste, Pesticides & Toxics Division
U.S. EPA - REGION 5

D.3.1

January 2, 1997

Mr. William Buller
Enforcement and Compliance Assurance Branch
Waste, Pesticides and Toxics Division, MI/WI Section
US EPA, Region 5 DRE-8J
77 West Jackson Boulevard
Chicago, IL 60604-3590

Re: Future Land Use Considerations
Franklin Power Products/ Amphenol Corporation
IND 044 587 848

Dear Mr. Buller:

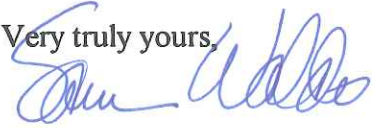
In your undated letter, received on December 16, 1996, accepting the CMS Report for the subject project, you requested that Amphenol and Franklin Power Products provide applicable and available information pertaining to land use as prescribed by USEPA OSWER Directive No. 9355.7-04 "Land Use in the CERCLA Remedy Selection Process."

While we believe that the main focus of this document is to ensure adequate attention is paid to land use planning during the development of an RI/FS or RFI/CMS scope of work and the establishment of remedial action objectives, we have reviewed the document and have contacted local planning officials to determine if the proposed corrective measures in our CMS Report conflict with potential land uses for the former Amphenol site.

I have attached a letter report from our consultants, Earth Tech, which outlines the steps taken to solicit available land use planning information, as well as consolidating zoning information for the site and surrounding areas. Based on our review, the former Amphenol site does not appear to be subject to potential land uses that might conflict with the corrective measures proposed for the site.

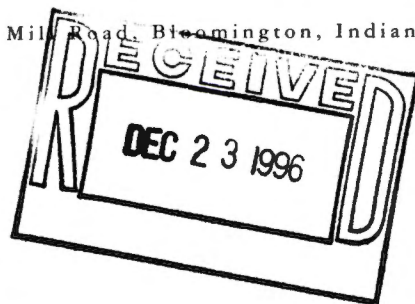
I trust that the attached will satisfy your concerns. I would suggest that if you have any specific questions regarding zoning issues, you contact the City of Franklin planning office directly (a phone number is included in the report). If you have any questions regarding Franklin Power Products' plans for the property or any other questions of a more general nature, please let me know.

Very truly yours,



Samuel S. Waldo
Director, Environmental Affairs

cc: J. Michael Jarvis - Franklin Power Products
Michael Sickles - IDEM
J. Keith (w/o encl)



December 19, 1996

Mr. Sam Waldo
Director, Environmental Affairs
Amphenol Corporation
358 Hall Avenue
Wallingford, CT 06492

Dear Sam:

Subj: Response to OSWER Directive No. 9355.7-04, *Land Use in the CERCLA remedy Selection Process*

We recently received from you a copy of the OSWER directive referenced above. EPA region V has indicated that it needs to know the "reasonably anticipated future land use" for the former Amphenol site to provide information needed to make remedy selection decisions for the site. The directive primarily deals with remedy selection procedures under CERCLA, but gathering information from local land use authorities and other locally affected parties is also appropriate in the RCRA context.

Larry Light, Vice President of Franklin Power Products, was contacted by telephone on December 10, 1996 and asked what future uses Franklin Power Products intends for the former Amphenol site. Mr. Light stated that Franklin Power Products will keep the property in industrial use according to both their 5- and 10-year business plans.

Chris Jackson, Assistant Planner for the City of Franklin (317-736-3631), was contacted by telephone about property zoning. Attached to this letter are a Xerox copy of the Franklin City zoning map showing the former Amphenol site and surrounding land, a key to the zones, and a table showing permitted uses for each zone. I have added the boundary line around the property, and have labeled Forsythe Street, Hamilton Avenue and Hurricane Creek.

The site is zoned I2, heavy industrial. According to the table, I2 is not permitted for residential use. It is suitable for:

- Agricultural use (except for lakes of 3 or more acres)
- Public facilities including airports, government offices, police or fire stations, landfills, parking areas, railroad right-of-way and utility substations and transmission lines
- Miscellaneous business uses including commercial breeding facilities, kennels, outdoor advertising, , warehousing, wholesaling businesses, a RV park, or a veterinary hospital

Based upon the information we have gathered, the former Amphenol site does not appear to be subject to potential land uses that might conflict with corrective measures proposed for the former Amphenol site.

If you have any questions, please get in touch with me.

Very truly yours,
EARTH TECH


James H. Keith

E A R T H



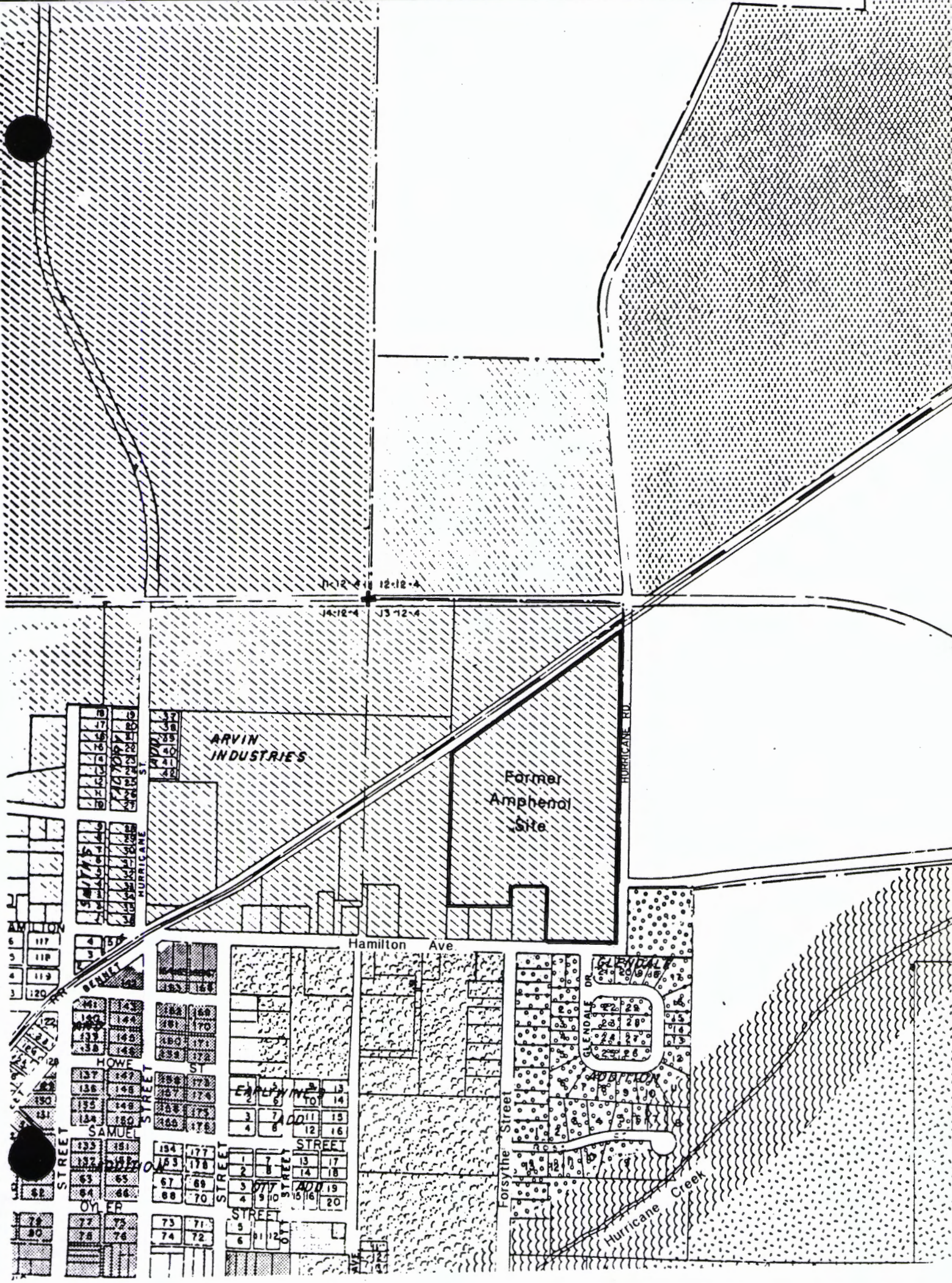
T E C H

Telephone

812.336.0972

Facsimile

812.336.3991



ARVIN
INDUSTRIES

Former
Amphermal
Site

Hamilton Ave

HURRICANE RD

HURRICANE ST

HOWE ST

SAMUEL ST

EAST WINDY ST

ADRIAN ST










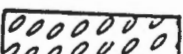
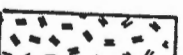



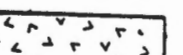
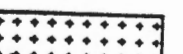

GLYNDALE DR

HURRICANE CREEK

JULY 1986

REVISED:

PREPARED BY:
FRANKLIN ENGINEERING COMPANY

FP	FLOOD PLAIN	
R2	RESIDENTIAL	
R3	RESIDENTIAL	
R4	RESIDENTIAL	
R5	RESIDENTIAL	
R6	RESIDENTIAL	
R7	RESIDENTIAL	
GB1	BUSINESS	
GB2	BUSINESS	
CB	BUSINESS	
LB	BUSINESS	
I1	INDUSTRIAL	
I2	INDUSTRIAL	
REC	RECREATIONAL	
SC	SHOPPING CENTER	
MH	MANUFACTURED HOME	
PUD	PLANNED UNIT DEVELOPMENT	

2000

DEC-19-1996 11:50 FROM FRANKLIN PLANS&ZONE TO 918123363991 P.02

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TABLE 1 - USE TABLES

PRINCIPAL USES	DISTRICTS IN WHICH USES ARE PERMITTED																
	Permitted use X										Special Exception S						
	R1	R2	R3	R4	R5	R6	R7	MH	CB	LB	GB1	GB2	SC	I-1	I-2	REC	FP
INDUSTRIAL USES:																	
BOTTLED GAS STORAGE AND DISTRIBUTION															X		
INDUSTRIAL PARK OR RESEARCH CENTER														X	X		
INDUSTRY, GENERAL															X		
INDUSTRY, LIGHT														X	X		
JUNK YARD															X		
LIQUID FERTILIZER & DISTRIBUTION (Commercial)															X		
MANUFACTURING, STORAGE, OR USE OF EXPLOSIVES															X		
MINERAL EXTRACTION, BORROW PIT, TOP SOIL, REMOVAL AND STORAGE AREAS															X		
PETROLEUM TANK FARM (Commercial)															X		
RADIO OR TELEVISION TOWERS															X		
SCRAP METAL YARD															X		
TRUCK FREIGHT TERMINAL														X	X		
Other Similar Uses															X		
PUBLIC FACILITIES																	
AIRPORT OR HELIPORT															X		
CHURCH OR TEMPLE	X	X	X	X	X	X	X	X		X	X	X					
GOVERNMENTAL OFFICES									X	X	X	X		X	X		
CHILD CARE CENTER										X	X	X					
POLICE STATION OR FIRE STATION									X	X	X	X		X	X		
PUBLIC LIBRARY OR MUSEUM					X	X	X	X	X	X	X	X		X		X	
PUBLIC OR COMMERCIAL SANITARY LANDFILL, REFUSE DUMP OR GARBAGE DISPOSAL PLANT															B		

TABLE I - USE TABLES

PRINCIPAL USES	DISTRICTS IN WHICH USES ARE PERMITTED																
	Permitted use X									Special Exception S							
	R1	R2	R3	R4	R5	R6	R7	MH	CB	LB	GB1	GB2	SC	I-1	I-2	REC	FP
PUBLIC FACILITIES (Continued)																	
PUBLIC OR EMPLOYEE PARKING AREA								X	X	X	X	X	X	X	X	X	X
PUBLIC PARK OR RECREATIONAL FACILITY	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X
RAILROAD RIGHT-OF-WAY & NECESSARY USES									X	X	X	X	X	X	X		
SCHOOL, PUBLIC OR PAROCHIAL OFFERING GENERAL EDUCATION	X	X	X	X	X	X	X	X		X	X	X		X		X	
TELEPHONE SWITCHING STATION; UTILITY SUBSTATION	S	S	S	S	S	S	S	X	X	X	X	X		X	X		X
TRADE OR BUSINESS SCHOOL										X	X	X	X	X			
TRANSMISSION LINES FOR GAS, OIL, ELECTRICITY OR OTHER UTILITIES											X	X		X	X		X
UNIVERSITY OR COLLEGE										X	X	X			X		
BUSINESS USES: APPLIANCES																	
ELECTRIC APPLIANCE SALES AND SERVICE									X	X	X	X	X	X			
RADIO AND TV SALES AND SERVICE									X	X	X	X	X	X			
Other Similar Uses									X	X	X	X	X	X			
BUSINESS USES: AUTOMOBILE SERVICES																	
AUTOMOBILE BODY SHOP (FULLY ENCLOSED)											X	X		X			
AUTOMOBILE REPAIR (Fully Enclosed)											X	X		X			
AUTOMOBILE SALES AREA, OPEN												X		X			
AUTOMOBILE SALES ROOM												X		X			
AUTOWASH											X	X					
FILLING OR SERVICE STATION											X	X	X	X			

TABLE I - USE TABLES

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	Permitted use X										Special Exception S						
	R1	R2	R3	R4	R5	R6	R7	MM	CB	LB	GB1	GB2	SC	I-1	I-2	REC	FP
BUSINESS USES: AUTOMOBILE SERVICES (Continued)																	
MOBILE HOME SALES AREA, OPEN								X			X	X		X			
PUBLIC PARKING AREA									X	X	X	X	X	X	X	X	X
PUBLIC PARKING GARAGE									X	X	X	X	X	X			
TRAVEL TRAILER SALES AREA, OPEN												X		X			
Other Similar Uses												X		X			
BUSINESS USES: CLOTHING SERVICES																	
DRESSMAKING SHOP									X	X	X	X	X				
DRYCLEANING ESTABLISHMENT									X	X	X	X	X				
FABRIC SHOP									X	X	X	X	X				
LAUNDRY AGENCY									X	X	X	X	X				
MILLINERY SHOP									X	X	X	X	X				
SELF-SERVICE LAUNDRY									X	X	X	X	X				
SHOE REPAIR SHOP									X	X	X	X	X				
TAILOR REPAIR SHOP									X	X	X	X	X				
Other Similar Uses									X	X	X	X	X				
BUSINESS USES: FOOD SALES & SERVICES																	
BAKERY RETAIL									X	X	X	X	X				
DAIRY RETAIL									X	X	X	X	X				
DELICATESSAN									X	X	X	X	X				
DRIVE-IN											X	X	X				

TABLE I - USE TABLES

PRINCIPAL USES	DISTRICTS IN WHICH USES ARE PERMITTED																
	Permitted use X									Special Exception S							
	R1	R2	R3	R4	R5	R6	R7	MH	CB	LB	GB1	GB2	SC	I-1	I-2	REC	FP
BUSINESS USES: FOOD SALES & SERVICES (Continued)																	
GROCERY										X	X	X	X				
LOCKER, COLD STORAGE, FOR INDIVIDUAL USE										X	X	X					
MEAT MARKET										X	X	X					
RESTAURANT									X	X	X	X	X				
ROADSIDE FOOD SALES STAND											X	X					
SUPERMARKET									X	X	X	X	X				
WHOLESALE PRODUCE TERMINAL											X	X		X			
Other Similar Uses											X	X		X			
BUSINESS USES: GENERAL BUSINESS																	
BANK									X	X	X	X	X	X			
BUSINESS OR PROFESSIONAL OFFICE									X	X	X	X	X	X			
POST OFFICE									X	X	X	X	X	X			
TELEGRAPH OFFICE									X	X	X	X	X	X			
Other Similar Uses									X	X	X	X	X	X			
BUSINESS USES: PERSONAL SERVICES																	
BARBER SHOP									X	X	X	X	X				
BEAUTY SHOP									X	X	X	X	X				
REDUCING SALON									X	X	X	X	X				
Other Similar Uses									X	X	X	X	X				

TABLE I - USE TABLES

PRINCIPAL USES	DISTRICTS IN WHICH USES ARE PERMITTED																
	Permitted use X										Special Exception B						
	R1	R2	R3	R4	R5	R6	R7	MH	CB	LB	GB1	GB2	SC	I-1	I-2	REC	FP
BUSINESS USES/RECREATION																	
BAIT SALES												X		X		X	
BILIARD ROOM *											X	X	X			X	
BOWLING ALLEY											X	X	X			X	
COUNTRY CLUB OR GOLF COURSE																X	
DANCE ACADEMY											X	X	X			X	
EATING AND DRINKING ESTABLISHMENT									X	X	X	X	X			X	
LODGE OR PRIVATE CLUB									X	X	X	X	X			X	
NIGHT CLUB									X	X	X	X	X				
PRIVATE RECREATIONAL DEVELOPMENT																X	
SEASONAL HUNTING OR FISHING LODGE																X	
STADIUM OR COLISEUM																X	
THEATER, INDOOR*									X	X	X	X	X				
THEATER, OUTDOOR												X					
VIDEO ARCADE *											X	X	X			X	
Other Similar Uses												X					
BUSINESS USES/RETAIL SALES																	
APPAREL SHOP									X	X	X	X	X				
DEPARTMENT STORE									X	X	X	X	X				
DRUGSTORE									X	X	X	X	X				
FLOWER SHOP									X	X	X	X	X				
GIFT SHOP									X	X	X	X	X				
HARDWARE STORE									X	X	X	X	X				

* Permitted in the CB, LB, GB-1, and GB-2 Districts as of 11/28/94

USE TABLE PAGE 8

TABLE I - USE TABLES

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	R1	R2	R3	R4	R5	R6	R7	MH	CB	LB	GB1	GB2	SC	I-1	I-2	REC	FP
BUSINESS USES: RETAIL SALES (Continued)																	
JEWELRY STORE									X	X	X	X	X				
NEWSDEALER									X	X	X	X	X				
RECORD SHOP									X	X	X	X	X				
RETAIL SHOWROOM									X	X	X	X	X				
STATIONERY STORE									X	X	X	X	X				
VARIETY STORE									X	X	X	X	X				
Other Similar Uses									X	X	X	X	X				
BUSINESS USES: MISCELLANEOUS																	
BOAT SALES, SERVICE AND STORAGE												X		X		X	X
CEMETERY OR CREMATORIUM												X					X
CLINIC									X	X	X	X	X	X			
COMMERCIAL FACILITY FOR BREEDING AND RAISING NONFARM FOWL AND ANIMALS															X		
FARM EQUIPMENT, SALES AND SERVICE												X		X			
FUNERAL HOME OR MORTUARY										X	X	X		X			
HOSPITAL											X	X		X			
HOTEL OR MOTEL										X	X	X		X			
KENNEL															X		
MOBILE HOME PARK							X										
ON-PREMISE ADVERTISING SIGN									X	X	X	X	X	X	X		X
PHOTOGRAPHIC STUDIO									X	X	X	X	X	X			
RAILWAY STATION OR MOTORBUS STATION										X	X	X	X				

TABLE I - USE TABLES

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	Permitted use X									Special Exception S							
	R1	R2	R3	R4	R5	R6	R7	MH	CB	LB	GB1	GB2	SC	I-1	I-2	REC	FI
BUSINESS USES MISCELLANEOUS (Admin.)																	
RECREATIONAL VEHICLE PARK								X			X	X		X	X		
SALES BARN FOR LIVESTOCK RESALE															X		
VETERINARY HOSPITAL FOR SMALL ANIMALS												X		X	X		
WAREHOUSE														X	X		
WHOLESALE BUSINESS										X	X	X		X	X		

¹ In established residential neighborhoods in I-1 and I-2 Industrial Districts, single-family dwellings and customary residential accessory structures shall be permitted, provided that all of the lot, area, density, and other zoning requirements of the highest density residential zoning classification are met. (11/28/94)

² Said multi-family dwelling units (apartments) shall only be permitted in the CB, Central Business, District on upper floors above retail, professional, and service businesses which occupy the ground floor of any such buildings. (6/28/93)

³ As special dwelling uses per Section 3.3 of this Ordinance.

⁴ In residential areas only, allowed for drainage purposes only, as determined by the Plan Commission.

⁵ Pole barns and pole structures are only permitted in the R-1 through R-7 residential districts where such lots in said residential districts meet the definition of an Expiring Farm and Related Uses, as defined in this Ordinance. (11/9/92)

⁶ Uses must conform to Franklin Municipal Code Requirements for licensing, location, and fees for billiard parlors.

P 054 656 540



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Mr. Samuel Waldo	
Street and No.	
358 Hall Ave.	
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PS Form 3800, June 1991

A. Bullock

HPE-85



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- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
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Consult postmaster for fee.

3. Article Addressed to:

Mr. Samuel Waldo
Director of Environmental Affairs
Amphenol Corp.
358 Hall Ave.
P.O. Box 5030
Wallingford, Conn

4a. Article Number

P-054-656-540

4b. Service Type

- | | |
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| <input type="checkbox"/> Registered | <input type="checkbox"/> Insured |
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DEC 16 1996

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PS Form 3811, December 1991 ☆ U.S.G.P.O.: 1992-307-530

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